

117.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

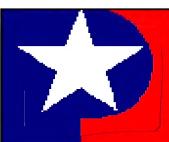
999,900 / 999,900

USE VALUE:

999,900 / 999,900

ASSESSED:

999,900 / 999,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
42		JAMES ST, ARLINGTON

Legal Description		User Acct
		75643
		GIS Ref
		GIS Ref
		Insp Date
09/17/18		

OWNERSHIP

Unit #:

Owner 1: KAMADURAI HARI BASCAR

Owner 2: CHEN HUAI-CHUN

Owner 3:

Street 1: 42 JAMES STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NEMSER TOBEY J & -

Owner 2: DEMARTINO MICHAEL -

Street 1: 42 JAMES STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 2310 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 1	Rating: Good	NEW LOT LINES DRAWN 9/98-NOW 9794 S/F EST 100% COMP CHK INTER.											
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall: 1 - Wood Shingl 30 %				OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1											
Color: GREEN				A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 1	Rating: Good	Other											
GENERAL INFORMATION				WSFlue:	Rating:	Upper											
Grade: C+ - Average (+)								Lvl 2									
Year Blt: 1999		Eff Yr Blt:						Lvl 1									
Alt LUC:		Alt %:						Lower									
Jurisdct:		Fact: .						Totals				RMs: 9	BRs: 4	Baths: 1	HB: 1		
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	7.3 %	Exterior:				No Unit RMS BRS FL							
Prim Int Wal 1 - Drywall				Functional:	%	Interior:				1 9 4							
Sec Int Wall: %				Economic:	%	Additions:											
Partition: T - Typical				Special:	%	Kitchen:											
Prim Floors: 3 - Hardwood				Override:	%	Baths:											
Sec Floors: 4 - Carpet 40 %				Total: 7.3 %		Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar: 1						General:											
Electric: 3 - Typical						Totals				1	9	4					
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100				% AC: 100													
Solar HW: NO				Central Vac: NO													
% Com Wal				% Sprinkled													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 117.0-0004-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					

RESIDENTIAL GRID

28	UAT	SFL	FFL	BMT	(952)
	13	OFF	21		4

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,120	44.930	50,322	UAT	100	FLA		100	G
FFL	First Floor	1,120	149.770	167,740						
SFL	Second Floor	952	149.770	142,579						
UAT	Upper Attic	238	115.320	27,446						
WDK	Deck	132	13.520	1,785						
OFF	Open Porch	84	36.000	3,024						
	Net Sketched Area:	3,646	Total:	392,896						
Size Ad	Gross Area	4360	FinArea	2310						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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IMAGE

AssessPro Patriot Properties, Inc